

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2017**

- 6. APPLICATION: Z16-080**  
**Location:** **3241 MCKINLEY AVENUE (43204)**, being 29.47± acres located on the west side of McKinley Avenue, 180± feet south of Trabue Road (010-261456 and 12 others; West Scioto Area Commission).  
**Existing Zoning:** M-2, Manufacturing and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Dallas Mobile Home Village, Inc., et al.; 1673 North Hague Avenue; Columbus, OH 43204.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

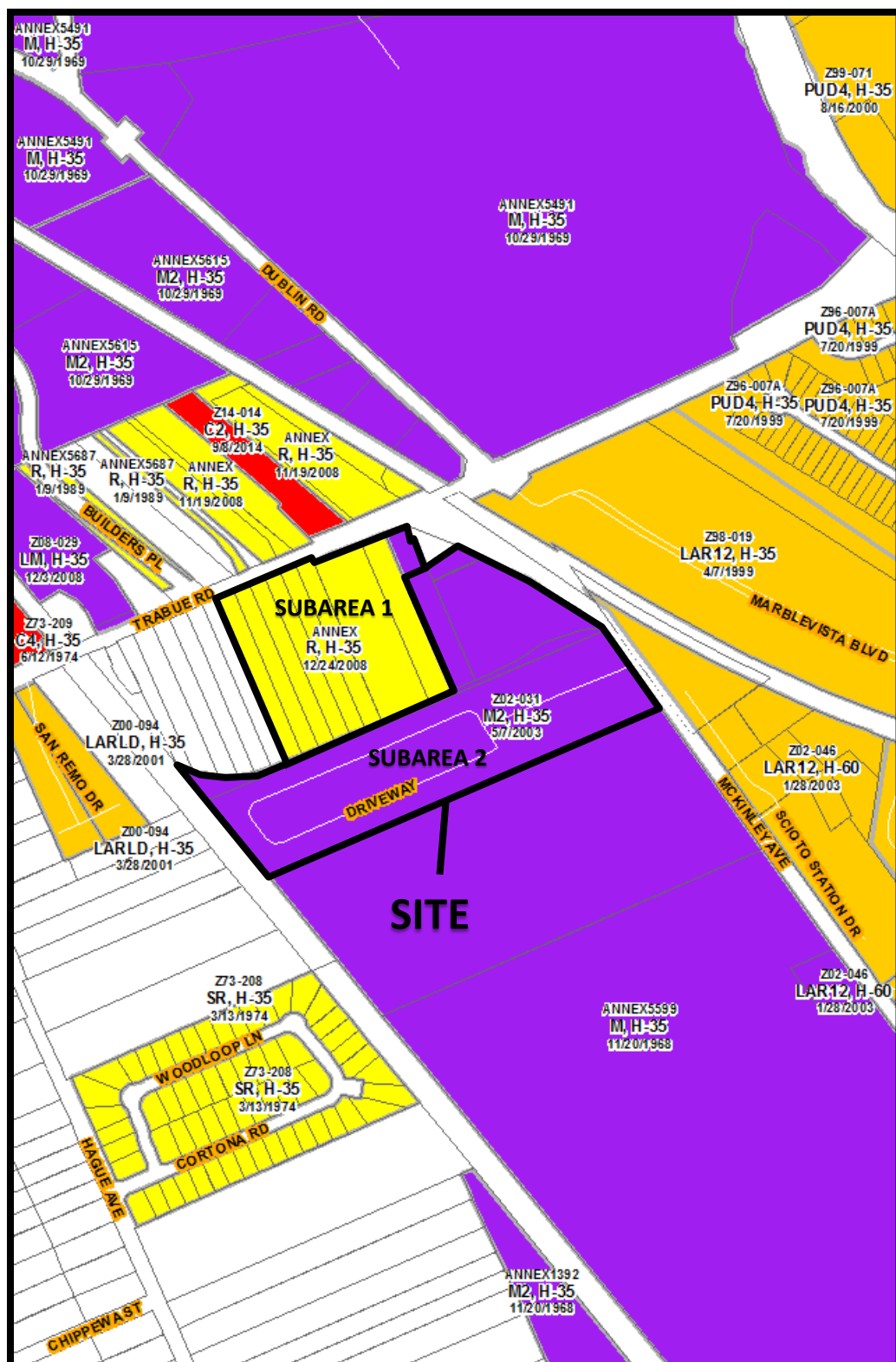
- The site is developed with a storage yard, a mobile home park, and single-unit residential developments. The applicant proposes to rezone the site to CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts to allow a mixed-use development. The requested CPD, Commercial Planned Development District (Subarea 1) will allow 35,000 square feet per gross acre of commercial development, and the requested L-AR-1, Limited Apartment Residential District (Subarea 2) will allow 45 dwelling units per acre, up to a maximum of 481 dwelling units.
- To the north of the property are single-unit dwellings in the R, Residential District, and an office in the C-2, Commercial District. To the south is a former quarry in the M, Manufacturing District, now owned by the City of Columbus, and used by the Department of Public Service, Division of Water. To the east are multi-unit residential developments in the L-AR-12, Apartment Residential District. To the west are single-unit dwellings in Franklin Township, and railroad tracks.
- Companion CV17-050 has been filed on Subarea 2 to permit commercial access in the L-AR-1 district, and to reduce the parking setback and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- Subarea 1 is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends mixed use town center development for this location. Subarea 2 is within the boundaries of the *McKinley Avenue Corridor Plan* (2000), which recommends the preservation of existing manufacturing zoning classifications and confining residential development to existing residential zoning districts. However, Planning Division Staff

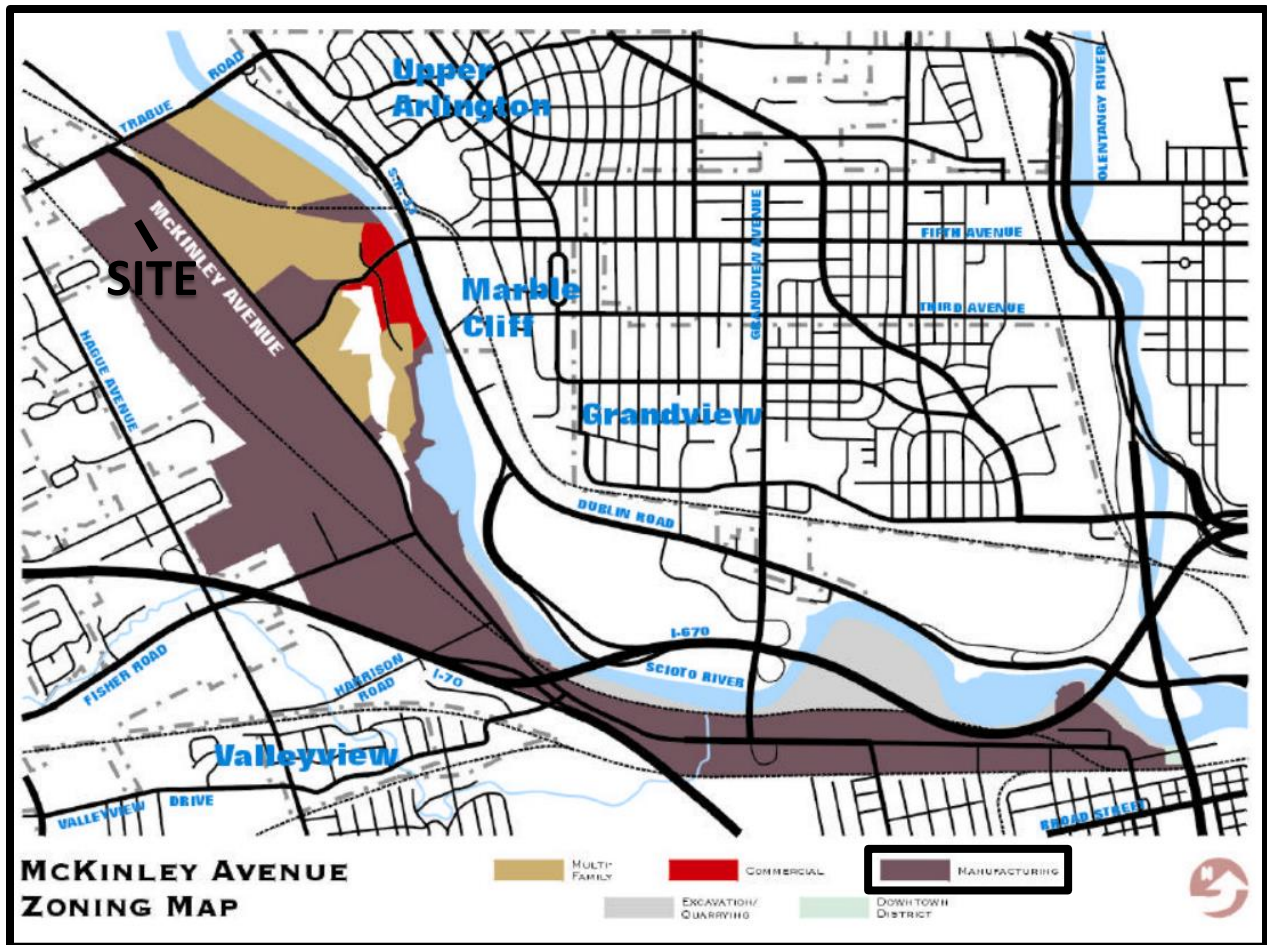
recognizes that residential zoning is prevalent in the area and that the proposed multi-unit residential development in Subarea 2 is appropriate as part of a larger mixed-use town center development, as recommended by the adjoining *Trabue/Roberts Area Plan* and as proposed by the applicant.

- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The development text commits to a site plan, and includes use restrictions, maximum commercial square-footage, maximum number of residential units, setback requirements, site access, building and parking interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. In Subarea 1, variances to reduce aisle width and setback lines, to reduce the minimum number of required parking spaces, and to permit driveways and maneuvering to be divided by property lines are included in this request.
- The *Columbus Thoroughfare Plan* identifies Trabue Road and McKinley Avenue as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District and L-AR-1, Limited Apartment Residential District will allow a mixed-use development with 367,500± square feet of commercial space and up to 481 apartment units. While the *McKinley Avenue Corridor Plan* recommends preserving existing manufacturing zoning classifications and confining residential development to existing residential zoning districts, staff recognizes that residential zoning is prevalent in the area and that the proposed multi-unit residential development in Subarea 2 is appropriate as part of a larger mixed use town center development, as recommended by the adjoining *Trabue/Roberts Area Plan*.





September, 2000

Z16-080  
 3241 McKinley Avenue  
 Approximately 29.47 acres  
 M-2, R to CPD, L-AR-1





Z16-080  
3241 McKinley Avenue  
Approximately 29.47 acres  
M-2, R to CPD, L-AR-1

## **DEVELOPMENT TEXT**

**Application:** Z16 - 080  
**Address:** 3241 McKinley Avenue  
**Owner:** Joseph Dallas, TR, et. al.  
**Applicant:** Preferred Living  
**Zoning Districts:** CPD and L-AR-1  
**Date:** October 5, 2017

**Introduction:** The applicant seeks to rezone 29+/- acres for a neighborhood scale mixed-use redevelopment in accordance with the land use recommendations for the property from the Trabue / Roberts Area Plan – San Margherita Subarea (the “Plan”). This rezoning achieves the mixed-use development goal promulgated by the Plan

There are two Subareas proposed in this rezoning, Subarea 1 is along the south side of Trabue Road west of its intersection with McKinley Avenue and provides the commercial component to the mixed-use redevelopment. Subarea 2 will redevelop the existing mobile home park and contiguous ground along McKinley Avenue providing for the apartment residential component to the mixed-use redevelopment.

### **SUBAREA 1: CPD**

**1. Location:** Subarea 1 is located south of Trabue Road, west of its intersection with McKinley Avenue. There are several adjacent tracts that remain located in Franklin Township which require annexation to the City of Columbus. When annexed the expectation is that those properties will be rezoned in a manner similar to the zoning established here. Subarea 1 consists of 10.5+/- acres.

**2. Permitted Uses:** Those uses permitted by C.C. 3356.03 (C-4 permitted uses), excluding the following:

Extended Stay Hotels  
Automobile and Light Truck Dealers  
Automotive Sales, Leasing and Rental  
Cabarets and Nightclubs  
Blood and Organ Banks  
Check Cashing and Loans  
Community Food Pantry  
Missions / Temporary Shelters  
Motorcycle, Boat, and Other Motor Vehicle Dealers  
Motor Vehicle Accessories and Parts Dealers  
Outdoor Power Equipment Sales  
Pawn Brokers  
Recreational Vehicle Dealers  
Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing  
Used Merchandise Stores  
Drive-In Motion Picture Theaters  
Farm Equipment and Supply Stores  
Garden, Landscaping and Nursery Centers and Sales  
Hospitals  
Lawn and Garden Equipment and Supplies Stores  
Performing Arts, Spectator Sports and Related Industries  
Animal Shelter

Halfway House  
Veterinarians (Unlimited practice)

**3. Development Standards:** Except as otherwise noted herein, the applicable development standards of the Urban Commercial Overlay, Sections 3372.601 through 3372.609 shall apply. If not addressed therein, the standards of Chapter 3356 (C-4) shall apply.

**A. Density, Height, Lot, and/or Setback Commitments.**

1. The maximum permitted site density shall not exceed 35,000 square feet per gross acre.
2. The maximum building setback shall be 20 feet from Trabue Road, neither parking nor drive aisles may be permitted between buildings and Trabue Road.
3. There shall be a zero setback for interior property lines within this subarea for parking and maneuvering and buildings.
4. Building overhangs, stoops, steps, patios, and other architectural features shall be permitted to encroach up to 5 feet into the building setback.
5. The maximum permitted building setback along the internal north / south drive aisles shall be 10 feet and the minimum setback for parking lots shall be 5 feet. A maximum of 50 percent of required parking may be located at the side of a principal building.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. The exact location of access points are subject to the review and approval of the City of Columbus, Department of Public Service and the Franklin County Engineer's Office, as applicable.
2. If required, right-of-way shall be dedicated along Trabue Road.
3. Internal drive aisles may be developed without regard to interior parcel lines to enable seamless development across the subject property. Cross-access easements will be provided.
4. Interconnectivity, for motorist and pedestrians, shall be provided with Subarea 2, cross-access easements shall be provided.
5. Prior to submittal and approval of a site compliance plan for Subarea 1, a revised traffic impact study shall be prepared to evaluate the impacts of the commercial development. This revised traffic impact study will need to evaluate the proposed access points to Trabue Road as well as off-site intersections, as determined by the City of Columbus, Department of Public Service and the Franklin County Engineer's Office, as applicable. For the purposes of this future analysis, all site traffic generated from developments within Subarea 2 shall be considered site-generated traffic and not considered background traffic at off-site intersections. If the revised traffic study identifies improvements necessary to mitigate impacts of Subarea 1, these improvements shall be implemented in conjunction with the submittal of a site compliance plan for Subarea 1, as determined by the Department of Public Service.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Any loading area located within twenty-five (25) feet of a residentially zoned or used property shall be screened from such residential property by buildings or view-obstructing treatment such as landscaped

mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of six (6) feet and an opacity of not less than seventy-five percent (75%). All such view obscuring measures shall be maintained in good condition and appearance at all times.

2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, signs, walkways, plazas, and off-street loading areas shall be landscaped with lawns, grass, seasonal plantings, mulch, trees and shrubs.

3. The frontage along Trabue Road shall include street trees spaced 1 every 40 feet, trees may be grouped where appropriate as long as the minimum number are provided. The spacing and species shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches. This provision is in lieu of the landscaping and screening requirements of C.C. 3372.607.

4. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are consistent with one or more of the primary or secondary materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

5. New tree plantings shall consist of those native to Ohio.

#### **D. Building Design and/or Interior-Exterior Treatment Conditions.**

The appearance and architecture shall be consistent and compatible throughout. Building materials shall be predominately brick, brick veneer, stone or stucco stone, metal, vinyl, stucco, synthetic stucco (EFIS), wood, and glass, in various combinations thereof. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings not fronting streets.

#### **E. Lighting, Outdoor Display Areas and/or other Environmental Commitments.**

1. Light poles shall be black, dark brown or bronze in color, consistent throughout, and coordinated with the overall architectural scheme.

#### **F. Graphics and/or Signage Commitments.**

The developer may submit a graphics plan for part or all of the development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.606 Graphics within the Urban Commercial Overlay of the Columbus City Code. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

#### **G. Variances Requested.**

The following variances are requested:

1. Section 3312.09, Aisle, to permit aisles to be divided by property lines, subject to applicable total code required aisle width being provided and applicable easements.

2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easements.



3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easements.
4. Section 3312.49, Minimum number of parking spaces required, code required parking may occur on separate tax parcels provided the sum of parking shall be used to determine compliance with core required parking for uses within separate tax parcels. The minimum number of parking spaces required shall be determined by C.C. 3372.609 Parking and circulation of the Urban Commercial Overlay.
5. Section 3312.29 to allow parking spaces to be divided subject to code required dimensions being provided.
6. Section 3356.11, C-4 District setback lines, to reduce the setback requirements identified in that provision in accordance with this text to achieve a setback consistent with the goal of an Urban Commercial Overlay form of development.

#### **H. CPD Criteria.**

1. Natural Environment: The property is located along the south side of Trabue Road, west of its intersection with McKinley Avenue.
2. Existing Land Use: The site is generally underdeveloped being large deep lots with single-family residential uses along the north of the property.
3. Circulation: All access for the property will be approved by the City of Columbus Public Service Department. Presently individual residential lots have direct access to Trabue Road.
4. Visibility: Consideration has been given to the visibility and safety of motorists and pedestrians both on and off the subject property in the development of the site.
5. Proposed Development: Commercial development to achieve a mixed-use redevelopment overall in accordance with the Trabue/Roberts Area Plan land use recommendation for the property.
6. Behavior Patterns: The property is targeted as a prime mixed use redevelopment area, as planned this redevelopment will provide commercial uses to service both existing and anticipated residential growth in the immediate area.
7. Emissions: No adverse effect from emissions will result from the proposed development.

#### **I. Miscellaneous Commitments.**

1. There shall be multiple points of pedestrian connectivity to the development to the south and east and to adjacent streets, drives, and walkways.
2. There shall be an interconnected system of walkways throughout the development. Pedestrian walkways shall be a minimum 5 feet in width and may be along one side of drive aisles. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations to be determined at the time of final engineering.
3. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.

4. All new wiring shall be underground.
5. The proposed development shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Drive aisle locations are schematic and subject to change. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed development.

## **SUBAREA 2: L-AR-1**

**Introduction:** The subject site is currently partially developed with a mobile home park zoned in the M, Manufacturing district. The applicant seeks rezoning to the L-AR-1 district to allow apartment residential redevelopment at a density consistent with the Trabue/Roberts Area Plan – San Margherita Subarea recommendation which provides for a maximum residential density of 45 dwelling units per acre. This rezoning request, in conjunction with the commercial rezoning provided in Subarea 1, achieves the neighborhood mixed-use recommendation of the Trabue/Roberts Area Plan.

1. **Location:** Subarea 2 is located west of McKinley Avenue and south of Subarea 1, it consists of 18.5+/- acres.
2. **Permitted Uses:** Multi-family residential and accessory uses customarily incidental thereto.
3. **Development Standards:** Unless otherwise specified herein, the development standards shall be those applicable to the AR-1, apartment residential district.

### **A. Density, Height, Lot, and/or Setback Requirements.**

1. The maximum number of dwelling units shall be 481.
2. The perimeter yard shall be zero to allow development in conformity with the Site Plan, providing drive aisles and interconnectivity with Subarea 1, interior buildings may be setback 5 feet, and the parking setback from McKinley Avenue may be 10 feet, per concurrent Council Variance Application # CV17 - 050. If the developer opts to create separate lots, interior perimeter yards may be zero for buildings and drive aisles.

### **B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. All access points shall be subject to the review and approval of the City of Columbus Department of Public Service.
2. If required, right-of-way along McKinley Avenue shall be dedicated.
3. Cross-access easements shall be provided to accommodate pedestrian and motorist interconnectivity between this Subarea and Subarea 1, and if separate lots are created on Subarea 2 to differentiate the apartment residential products being offered.
4. The development shall meet the minimum number of parking spaces required overall, however parking requirements may be met by using parking spaces on a separate tax parcel.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Perimeter and interior landscaping shall be substantially similar to that which is depicted on the attached plan entitled Open Space and Landscape Plan. This plan is a general depiction of the open space and landscaping to be provided and is intended to represent the general character, location, and numbers of trees and bushes in and around the development. Precise locations and numbers may vary from that shown.
2. New tree plantings shall consist of those native to Ohio.

**D. Building Design and/or Interior-Exterior Commitments.**

All buildings will be constructed with an exterior mixture of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood, metal, and vinyl siding in various combinations throughout the development.

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Maximum height of light poles shall be 18 feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.

**F. Graphics and/or Signage Commitments.**

All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments.**

1. Developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication.
2. All new wiring shall be underground.
3. The site shall be developed in general conformance with the submitted Landscape and Open Space Plan(s) and Site Plan (the "Plans"). The Plans may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time that development and engineering plans are completed. Any adjustments to the Plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the agent for the owner of the subject property, together with the applicant in the subject application, does hereby agree singularly and collectively to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purposes each states that the commitments are fully understood and hereby acknowledges that none of the foregoing

restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully submitted,

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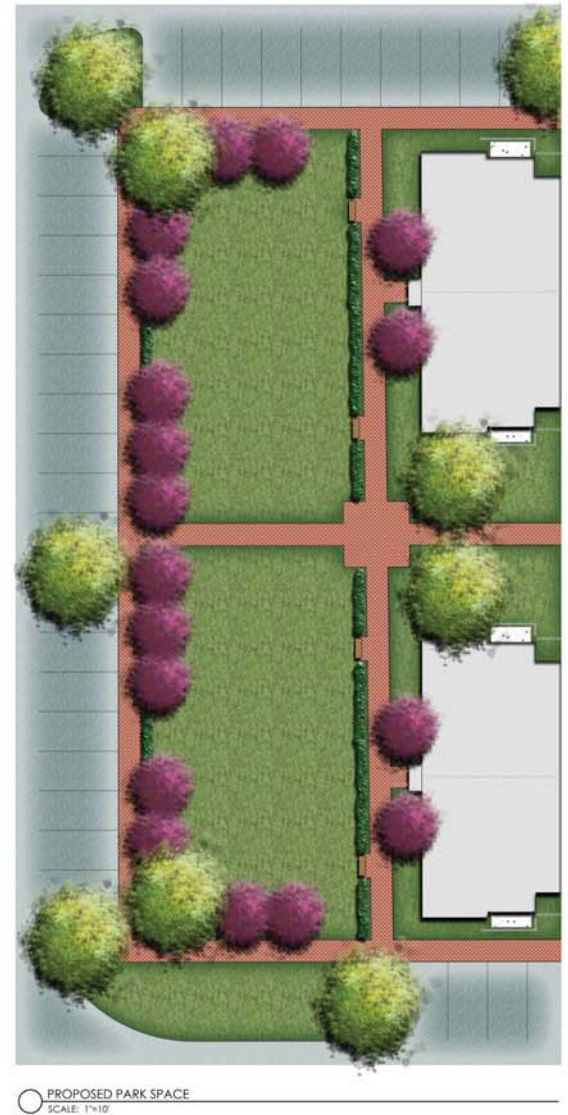
David Hodge – attorney for the Applicant











## PARKS PLAN

**MCKINLEY AVE**  
PREPARED FOR PREFERRED LIVING  
DATE: 1/21/17

**Priebe, Kelsey R.**

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**Subject:** RE: Z16-080 3241 Mckinley Ave Recommendation

**From:** Jessica Dyszel [<mailto:jdyszel.wsac@gmail.com>]  
**Sent:** Tuesday, October 03, 2017 9:59 PM  
**To:** Priebe, Kelsey R.  
**Subject:** Re: Z16-080 3241 Mckinley Ave Recommendation

Kelsey,  
The West Scioto Area Commission voted as follows on the application for 3241 McKinley Ave.

Votes in Support: 2  
Votes in Support with the modification that developers use native species in landscaping: 2  
Votes Against: 2  
Abstain: 1

1 Commissioner was absent and we have not officially appointed our student commissioner.

This was in no means a unanimous vote. Concerns were around traffic, and other support structures (sewer, fire and police) for the proposed density (3 stories apartments, no owner occupied space) and loss of green space. Community feedback was that some development is going to happen at this site and residential is better than manufacturing. The idea of the CPD is attractive to add to the area but that ideally more development details would have been worked out. Preferred did attend all of the meetings and provided us with all the information that we requested.

Please let me know if you have any questions. I personally will add that the CPD offers a potential for a pride center or possibly a rec center space that our area is currently lacking.

Jessica Dyszel  
Chair, WSAC



September 8, 2017

**VIA E-MAIL TO:**  
**mcdravillas@columbus.gov**

Mr. Mark Dravillas  
City of Columbus  
Assistant Administrator, Planning Division  
Beacon Building  
50 W. Gay Street  
Columbus, OH 43215

Re: Z16 – 080 / CV17 – 050 / 3241 McKinley Avenue

Dear Mark:

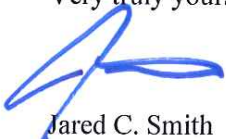
The above referenced Rezoning and Council Variance applications are currently working their way through the City of Columbus entitlement process, as you know. These requests will accommodate the redevelopment of the property in accordance with the Trabue / Roberts Area Plan – San Margherita Subarea (the “Plan”). The rezoning request constitutes two subareas, the southern subarea will provide for multi-family residential at a density of 26 dwelling units per acre, falling within the range of the 16 – 45 dwelling unit per acre recommendation from the Plan. The northern subarea calls for neighborhood- scale and neighborhood-focused commercial development using the Urban Commercial Overlay design standards, also as recommended by the Plan.

The pending entitlement requests comprise 10.5+/- acres within the commercial subarea, which is along the south side of Trabue Road. This 10.5+/- acres constitutes all of the property between the railroad tracks on the west, and McKinley Avenue on the east, that is presently within the City of Columbus. The balance of the property is presently in Franklin Township where it is zoned in the LI Limited Industrial zoning district, and the R Rural district. Attached to this letter is an Annexation Plat and Legal Description approved by the Franklin County Engineer which depicts and describes the majority of the remainder of this area south of Trabue Road that is currently in the process of being annexed to the City of Columbus.

To further effectuate the intent of the Plan, as soon as the City of Columbus will allow for the submission of a rezoning application for this 5.96+/- acre area being annexed, Preferred Living will submit and pursue such rezoning consistent with the goals of the Plan and with the existing pending CPD rezoning request.

If there are any questions, please do not hesitate to contact us at your convenience. We look forward to continuing to work collaboratively with your office on this project, and others.

Very truly yours,



Jared C. Smith  
Chief Development Officer